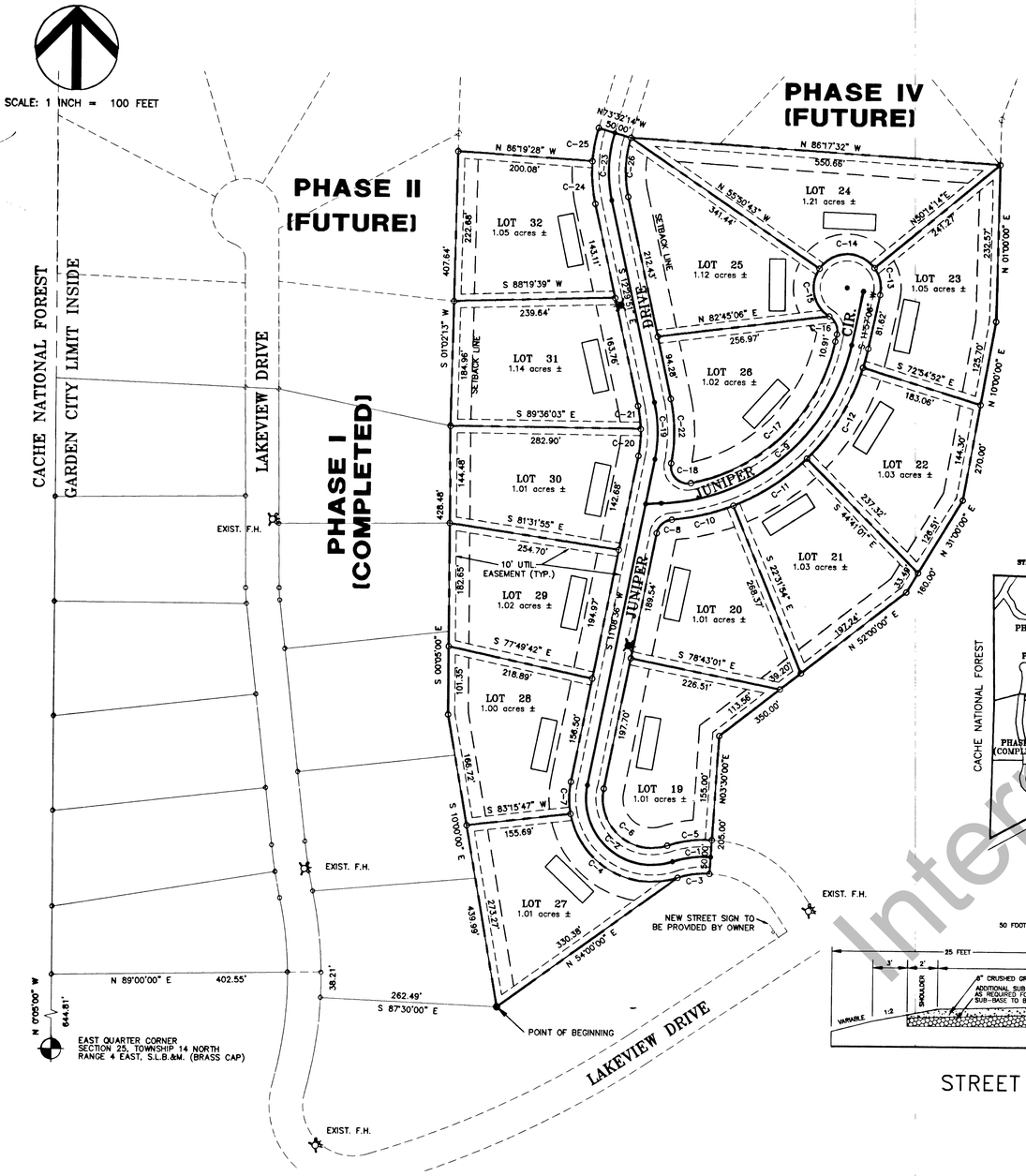
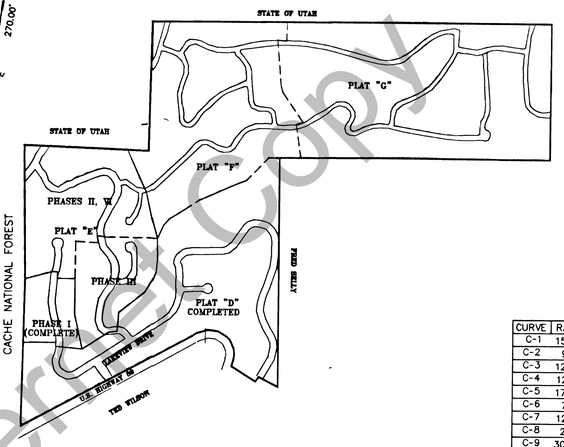
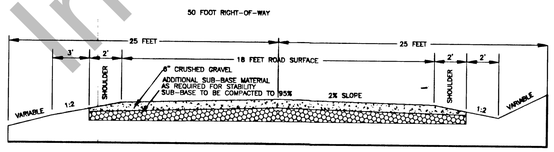
FINAL PLAT

BRIDGERLAND VILLAGE
PLAT "E", PHASE III

SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN
GARDEN CITY, UTAH







NO SCALE

STREET CROSS SECTION

- 5/8" REBAR AND PLASTIC CAPS SET AT ALL PROPERTY CORNERS.
- 30' SET BACK FOR FRONT AND BACK YARDS
  10' SET BACK FOR SIDE YARDS.
- 10' WIDE PUBLIC UTILITY EASEMENT AS SHOWN

–STORM RUN OFF WILL BE DISCHARGED ON THE LOT OWNER'S LAND OR INTO EXISTING NATURAL DRAINAGE CHANNELS.

–CULINARY WATER WILL COME FROM THE RESERVOIRS LOCATED ABOVE PLAT "C".

–ALL LOTS HAVE THE MINIMUM ONE ACRE REQUIRED BY THE STATE BOARD OF HEALTH FOR SEPTIC TANKS.

–TOTAL ACREAGE THIS PHASE: 16.88 acres ±

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	150.00'	57.59'	29.16'	57.24'	S 82°29'58" W	21°59'56"
C-2	98.31'	205.28'	169.05'	169.96'	N 48°40'42" W	119°38'36"
C-3	125.00'	47.99'	24.30'	47.70'	N 82°29'58" E	21°59'56"
C-4	123.31'	209.61'	140.35'	185.27'	S 59°48'05" E	97°23'50"
C-5	175.00'	67.19'	34.02'	66.78'	S 82°29'59" W	21°59'57"
C-6	73.31'	153.08'	126.06'	126.74'	S 48°40'42" E	119°38'36"
C-7	123.31'	47.88'	24.24'	47.58'	N 00°01'13" E	22°14'46"
C-8	25.00'	32.20'	18.77'	30.02'	S 48°02'27" W	73°47'41"
C-9	300.00'	395.93'	232.77'	367.81'	S 49°45'36" W	75°37'00"
C-10	325.00'	94.09'	47.38'	93.77'	S 76°38'39" W	16°35'18"
C-11	325.00'	130.65'	66.22'	129.78'	S 56°49'59" W	23°02'01"
C-12	325.00'	160.13'	81.73'	158.52'	N 31°12'04" E	28°13'50"
C-13	50.00'	42.41'	22.57'	41.15'	S 12°20'43" E	48°35'38"
C-14	50.00'	95.30'	70.36'	81.51'	S 88°45'23" W	109°12'11"
C-15	50.00'	80.92'	52.44'	72.38'	S 12°12'40" E	92°43'54"
C-16	25.00'	30.77'	17.68'	28.87'	S 23°18'45" E	70°31'44"
C-17	275.00'	317.71'	179.25'	300.33'	S 45°02'54" W	66°11'36"
C-18	25.00'	49.40'	37.92'	41.75'	N 45°14'52" W	113°12'52"
C-19	200.00'	85.09'	43.20'	84.45'	N 01°02'42" W	24°22'36"
C-20	175.00'	40.23'	20.21'	40.15'	N 04°33'25" E	13°10'23"
C-21	175.00'	34.38'	17.25'	34.33'	N 07°39'29" W	11°15'24"
C-22	224.96'	96.25'	48.87'	95.52'	S 00°53'49" E	24°30'55"
C-23	200.00'	101.09'	51.65'	100.02'	N 01°58'58" E	28°57'37"
C-24	225.00'	63.51'	31.97'	63.30'	N 04°24'40" W	16°10'23"
C-25	225.00'	50.22'	25.21'	50.11'	N 10°04'09" E	12°47'14"
C-26	175.00'	88.45'	45.19'	87.52'	S 01°58'58" W	28°57'37"

CERTIFICATE OF SURVEY

I, WAYNE CROW, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6162, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS: BRIDGERLAND VILLAGE, PLAT "E", PHASE III AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

BOUNDARY DESCRIPTION

BRIDGERLAND VILLAGE
PLAT "E", PHASE III
GARDEN CITY, UTAH
PROJECT #94-103

LEGAL DESCRIPTION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN WITH THE FOLLOWING DESCRIPTION:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 25, T. 14 N., R. 4 E., S.L.B.& M., THENCE
N 0°05'00" W, 644.81 FEET;
THENCE N 89°00'00" E, 402.55 FEET;
THENCE SOUTHERLY 38.21 FEET ALONG THE ARC OF A 825.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE INCLUDED ANGLE IS 3°30'09" AND LONG CHORD BEARS S 0°45'04" W, 38.20 FEET;
THENCE S 87°30'00" E, 262.49 FEET TO THE TRUE POINT OF BEGINNING, AND
THENCE N 54°00'00" E, 330.38 FEET;
THENCE 47.99 FEET ALONG THE ARC OF 125.00 FEET RADIUS CURVE TO THE RIGHT, WHOSE LONG CHORD BEARS N 82°29'58" E, 47.70 FEET;
THENCE N 3°30'00" E, 205.00 FEET;
THENCE N 52°00'00" E, 350.00 FEET;
THENCE N 31°00'00" E, 160.00 FEET;
THENCE N 10°00'00" E, 270.00 FEET;
THENCE N 1°00'00" E, 232.57 FEET;
THENCE N 86°17'32" W, 550.68 FEET TO THE EAST LINE OF AN ESTABLISHED STREET;
THENCE N 73°32'14" W, 50.00 FEET TO THE WEST LINE OF SAID STREET;
THENCE SOUTHERLY 50.22 FEET ALONG THE ARC OF A 225.00 FEET RADIUS CURVE TO THE LEFT, WHOSE LONG CHORD BEARS S 10°04'09" W, 50.11 FEET;
THENCE N 86°19'28" W, 200.08 FEET;
THENCE S 1°02'13" W, 407.64 FEET;
THENCE S 0°05'00" E, 428.48 FEET;
THENCE S 10°00'00" E, 439.99 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 16.83 ACRES +/–

BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°05'00" WEST ALONG THE WEST LINE OF SECTION 30, T. 14 N., R. 5 E., S.L.B.&M.

4/4/96
DATE

REGISTERED LAND SURVEYOR No. 6162 WAYNE L. CROW STATE OF UTAH

SIGNATURE

No.	REVISION	DATE
1	10' UTILITY EASEMENTS	4/5/96

This document and the ideas incorporated herein, as an instrument of professional service, are the property of KNIGHTON AND CROW, P.C. and are not to be used in whole or in part, for any other project without the written authorization of an authorized representative of KNIGHTON AND CROW, P.C. Unauthorized use will be prosecuted to the fullest extent of the law.

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Professional Seal:

Project Title:
BRIDGERLAND VILLAGE
P.O. BOX 314
LOGAN, UTAH

Sheet Title:
FINAL PLAT

HEALTH DEPARTMENT APPROVAL

THE CULINARY WATER SYSTEM AND WASTE DISPOSAL SYSTEM SHOWN ON THIS PLAT ARE APPROVED.

April 4 96 — DATE
Joel B. Hoff — DISTRICT HEALTH DEPT.

PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF MAY A.D., 1996 BY THE PLANNING COMMISSION.

Howard M. Rose — CHAIRPERSON

ENGINEER'S CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

April 3, 1996 — DATE
ENGINEER

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUB-DIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS: BRIDGERLAND VILLAGE, PLAT "E", PHASE III, DO HEREBY FILE SAID SUBDIVISION WITHOUT DEDICATION OF STREETS, ALLEYS, COMMON AREAS, OR OTHER PUBLIC PLACES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES THIS 4th DAY OF April A.D. 1996

BRIDGERLAND VILLAGE INC.
P.O. BOX 314, LOGAN, UTAH 84323
BY:
Ted Wilson
Linda Wilson

TOWN BOARD APPROVAL AND ACCEPTANCE

PRESENTED TO THE Garden City Town COUNCIL THIS 10th DAY OF April A.D., 1996, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

COUNCIL CHAIRPERSON — May 2, 1996 DATE

Attest: Town Clerk D. Madsen, Clerk

GARDEN CITY INCORPORATED SEAL JAN. 2, 1934 UTAH

COUNTY RECORDER'S No. 48529

STATE OF UTAH, COUNTY OF Rich, RECORDED AND FILED AT THE REQUEST OF Rich Land Title Company
DATE May 03, 1996 TIME 1:46 p.m. FEE $ 44.00
ABSTRACTED
BOOK 17 PAGE 999
INDEX
FILED IN: FILE OF PLATS
Debra Lee Ames — COUNTY RECORDER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 5th DAY OF April A.D., 1996

ATTORNEY

CORPORATE ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Cache

ON THE 4th DAY OF April 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Cache IN SAID STATE OF Utah AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT [illegible] OF SAID CORPORATION AND THAT [illegible] SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 3/19/98

Marilyn J. Adams — NOTARY PUBLIC

NOTARY PUBLIC • STATE of UTAH

Knighton and Crow • P. C.
CIVIL AND STRUCTURAL ENGINEERING - LAND SURVEYING AND TESTING
95 West Golf Course Rd. Suite 101, Logan, Utah 84321 Ph. (801)752-8501 Fax. (801)752-8597

Drawn By: D.B.	Project Number: 94-103	Sheet No.:
Designed By: D.B.	Date: MARCH, 1996	
Reviewed By: W.C.	Sheet Scale: 1" = 100'	of

File Name: 94-103\03EB-FDWG

Internet Copy